CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fourth Quarter 2010

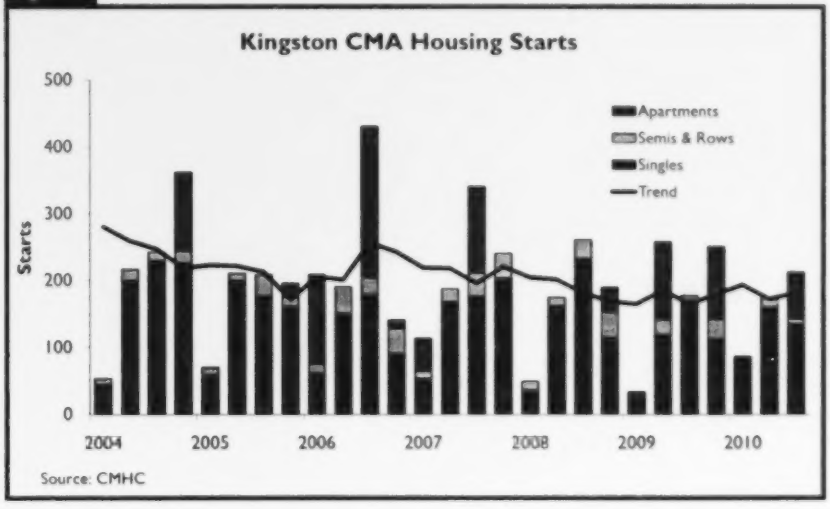
New Home Market

Total housing starts recovered in the third quarter

The Kingston Census Metropolitan Area (CMA) total housing starts increased in the third quarter, a reversal of the prior quarter's decline. The growth in total starts between July and September 2010 was mainly due to stronger apartment starts in Kingston City. After two consecutive quarterly declines, apartment starts showed renewed strength in the third quarter of 2010. As a result of this increase, total housing starts in Kingston have exceeded last year's level, recording a slight year-to-date gain of one per cent.

Despite the increase in apartment construction between July and September, the total number of apartment units started during the first nine months of 2010 still remains

Figure 1



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below last year's level. Meanwhile, apartment completions and the number of units under construction have increased significantly in recent months. Consequently, this is bound to weigh on the average rental market vacancy rate in Kingston, which may be why some homebuilders scaled back construction activity during the first half of 2010.

Single-detached construction activity eased in the third quarter

Kingston's single-detached housing starts, which are a better indicator of trends in construction activity because they are less volatile, declined by 21 per cent between July and September 2010 – a decrease that is in line with CMHC's projection. The first half of the year was characterized by strong single-detached construction activity as some sales of new homes were brought forward to avoid the impact of the Harmonized Sales Tax. Consequently, low rise construction activity eased off in the third quarter.

Resale Market

Existing home sales decrease in the third quarter

According to the Kingston & Area Real Estate Association (KREA), the third quarter seasonally adjusted existing home sales were down from the second quarter of 2010. The recent slowdown in housing market activity in both the new and existing home markets was due to expected interest rate hike at the end of June (ending the Bank of Canada's commitment to hold the overnight rate constant) and to a lesser extent changes to mortgage qualifying rules that took effect in April. All these factors gave homebuyers (particularly first time buyers) enough incentives to push forward demand into the early part of the year. Therefore, since May 2010, the year-over-year sales figure has been trending down causing the total number of sales activity for the first nine months of 2010 to remain below the 2009 level.

The decline in sales activity this third quarter was experienced across all dwelling types. However, the resale single-detached home activity was down the most compared with the multiple-family segment (which includes semi-detached, row/townhouse and condominiums). While the combined sales for semi-detached, row and condominium existing homes declined by 23 per cent in the past three months, the existing single-detached home segment fell by approximately 47 per cent from the previous quarter.

Balanced market condition continues in the third quarter

Kingston's existing home market has been in sellers' territory since the housing market rebounded in the latter part of 2009. However, the third quarter numbers showed softening resale market as evidenced by the continued drop in the seasonally adjusted sales-to-new listings ratio which has drifted deeper into balanced market territory. Nonetheless, this balanced market classification was not only observed in Kingston but in most major existing home markets across Canada. Essentially, resale homes were sitting on the market for a bit longer than the average number of days recorded in the first half of 2010. In fact, the number of active listings on Kingston's resale market increased to 1,338 units at the end of September. This represents a 5.9-month of supply at the current sales pace, up from a 3.9-month supply at the end of June 2010.

Figure 2

Kingston's Existing Home Sales Moderate in the Third Quarter (seasonally adjusted)

Source: CREA

(MLS® is a registered trademark of the Canadian Real Estate Association)

Average price growth influenced by strong high-end existing home activity

Easing market conditions across the Kingston CMA have led to moderating house prices in recent months. The seasonally adjusted existing home average price in Kingston declined modestly in the third quarter, following a strong increase in the second quarter of 2010. Meanwhile, the unadjusted existing home average price in the third quarter increased by 1.5 per cent compared with the third quarter of 2009.

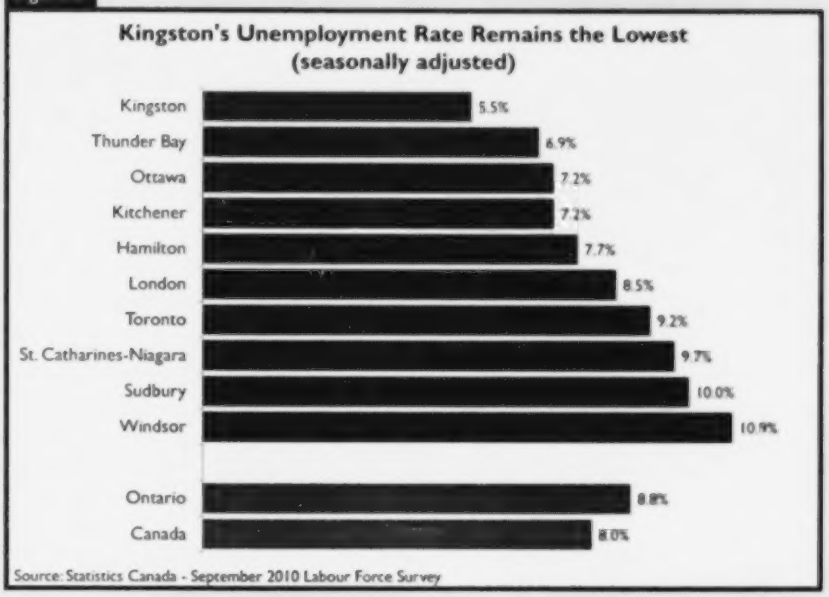
One of the main factors influencing Kingston's average price growth is the shift in the proportion of sales in higher price ranges. Undoubtedly, this compositional effect may help stabilize the average existing home price in Kingston, particularly at a time of heightened economic uncertainty. In fact, between January and September 2010, the number of existing homes sold at $400,000 or over increased by 26 per cent from the same time a year ago. This clearly suggests that the high-end homebuyer segment remains active in Kingston.

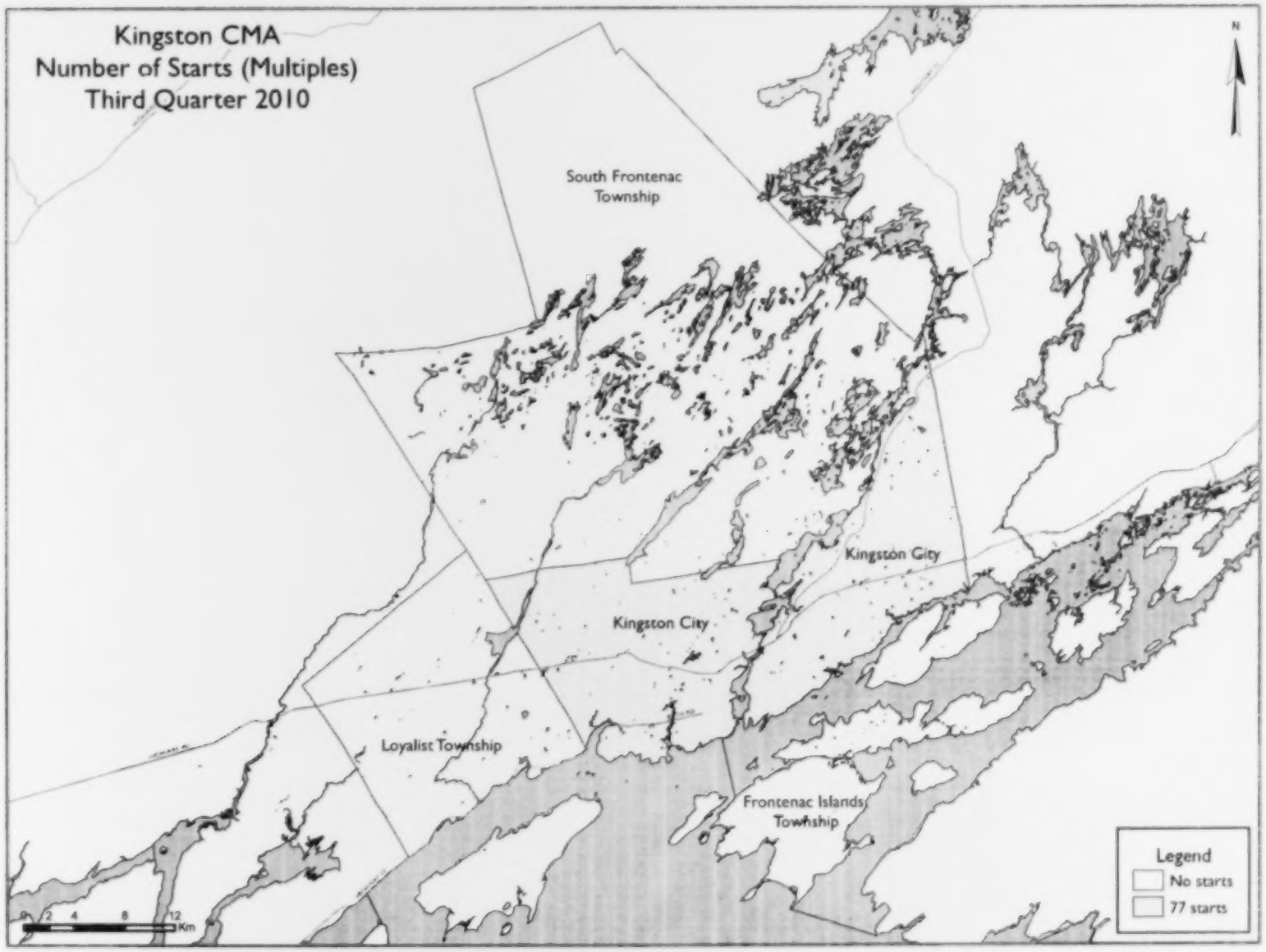
Kingston's unemployment rate remains the lowest among Ontario's CMAs

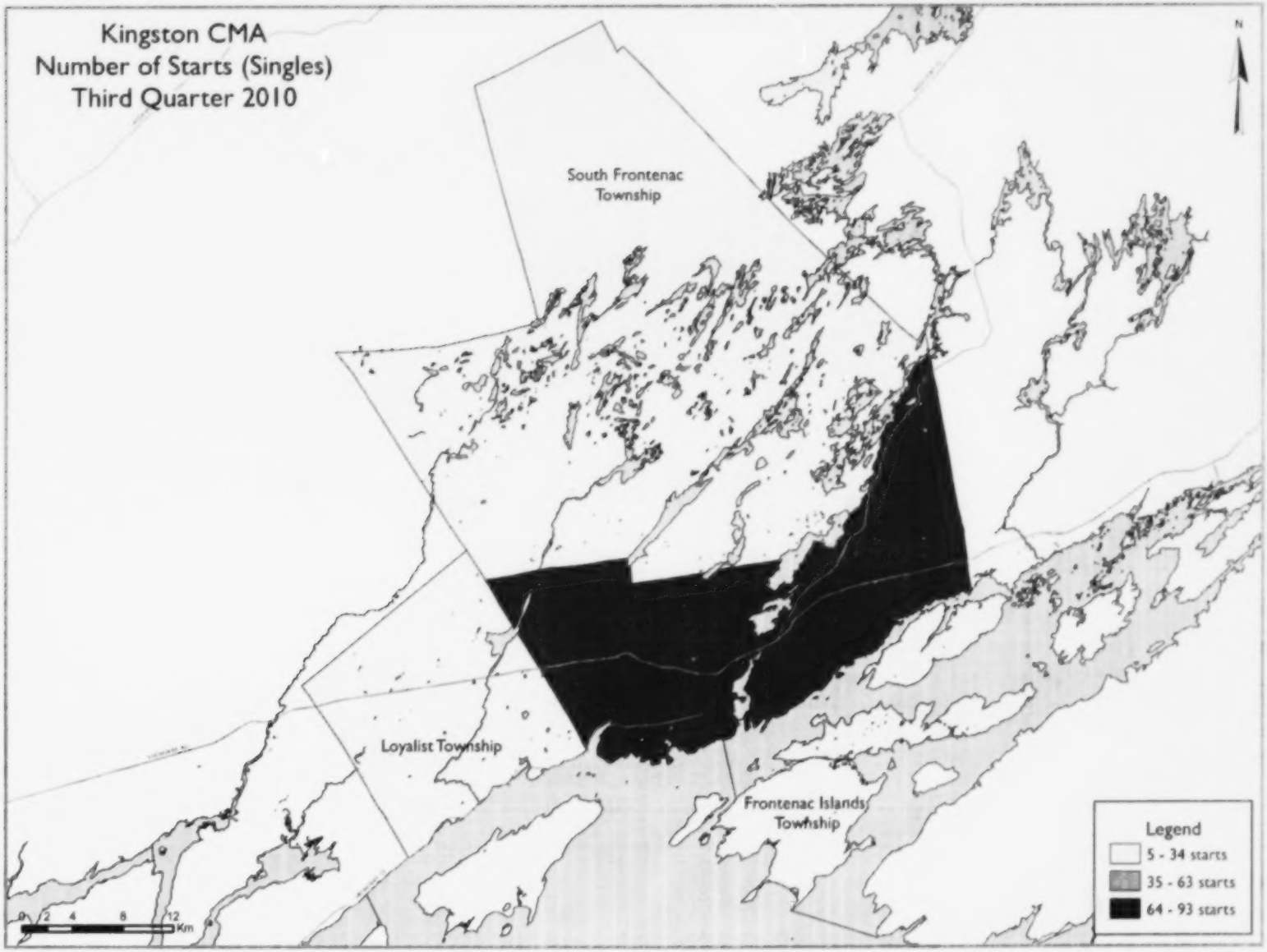
According to the most recent labour force survey data from Statistics Canada, in September 2010, the Kingston CMA registered the lowest unemployment rate among Ontario's major centres, despite concerns about the sluggish global economic recovery. As compared with the unemployment rates across Canada's census metropolitan areas, Kingston and Saskatoon CMAs were tied at fourth position behind Quebec City (4.7%), Regina (4.8%), and Victoria (5.1%).

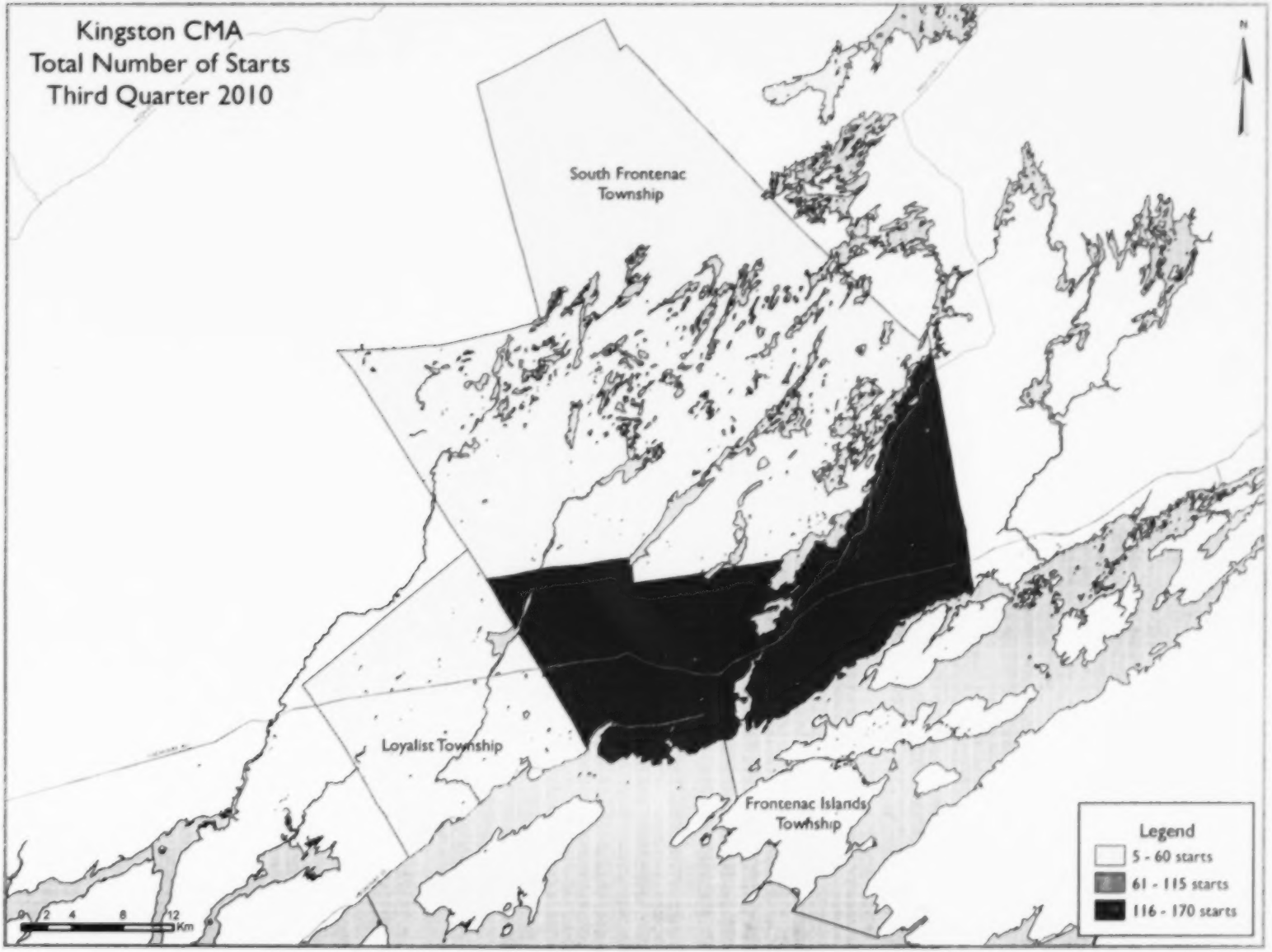
Meanwhile, the year-to-date full time employment among move-up buyers (aged 45-64) has increased substantially over last year's level. Therefore, this strength in employment among key homebuyer category coupled with relatively low mortgage rates may help sustain a healthy housing market activity in Kingston. As well, the year-over-year growth in Kingston's average weekly earnings has consistently remained above three per cent since March 2010. In fact, between January and September of this year, the average weekly earnings grew 3.8 per cent from the corresponding period in 2009. This level of growth is well above the current 1.7 per cent national rate of inflation.

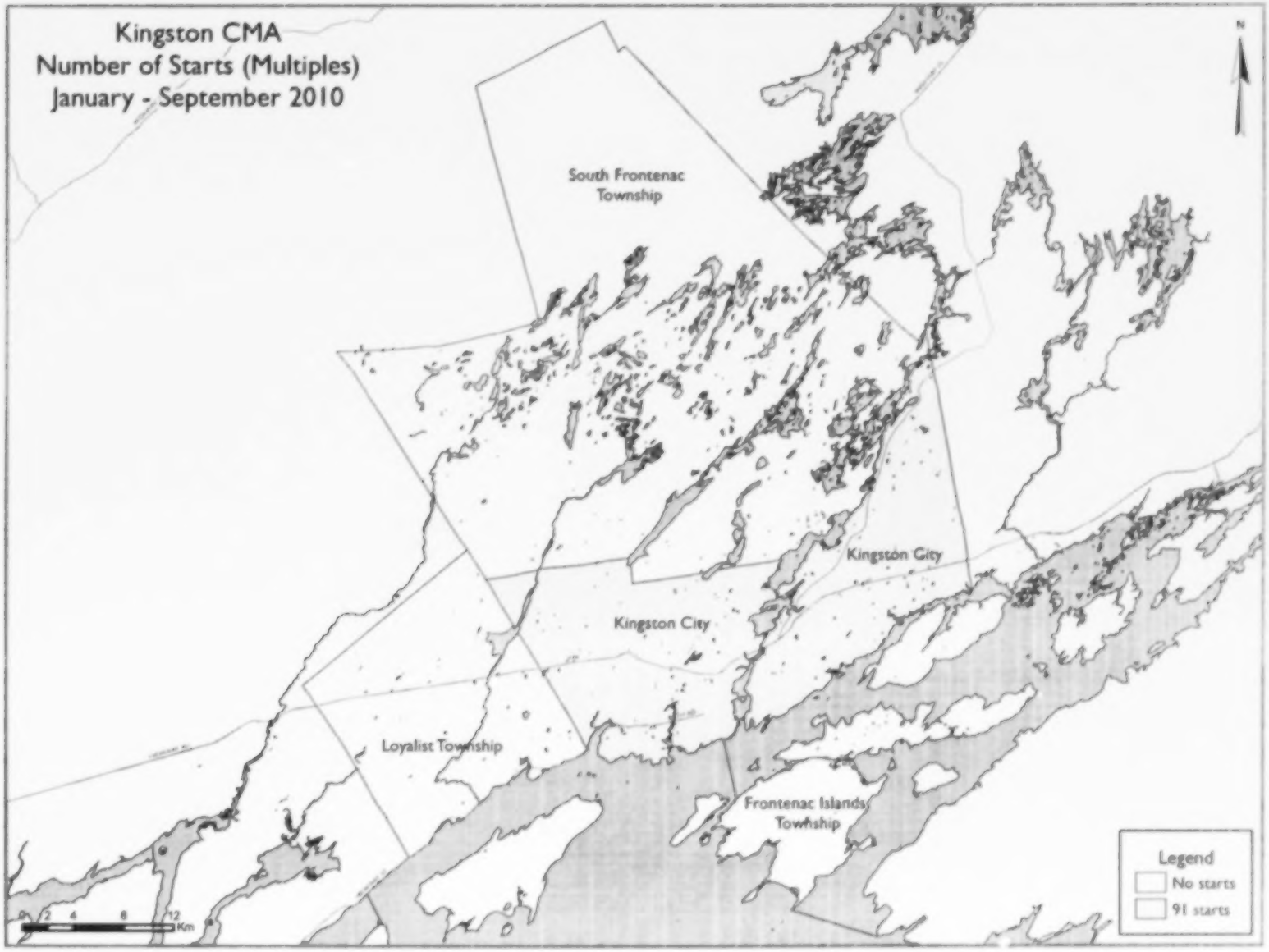
Figure 3

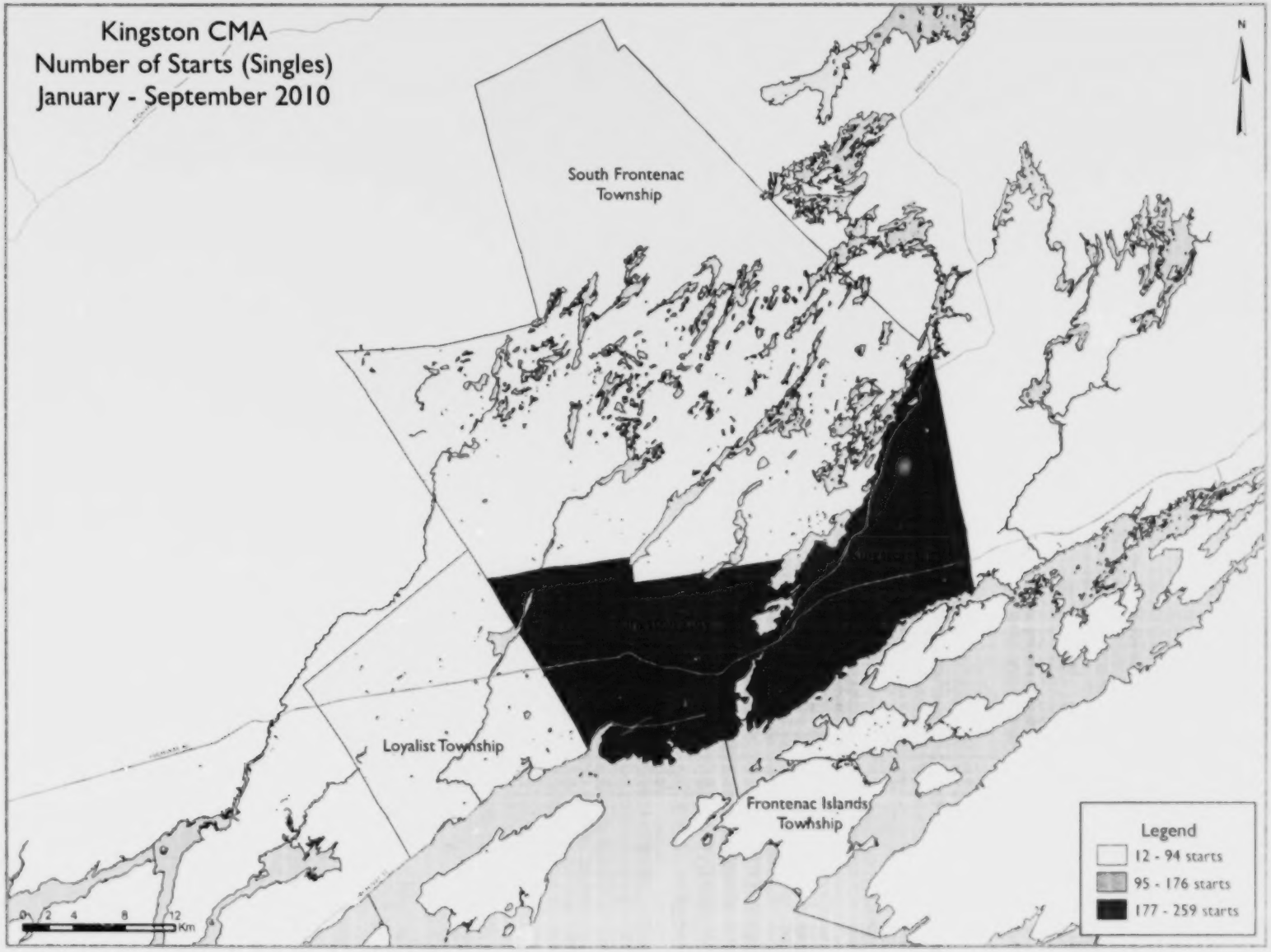


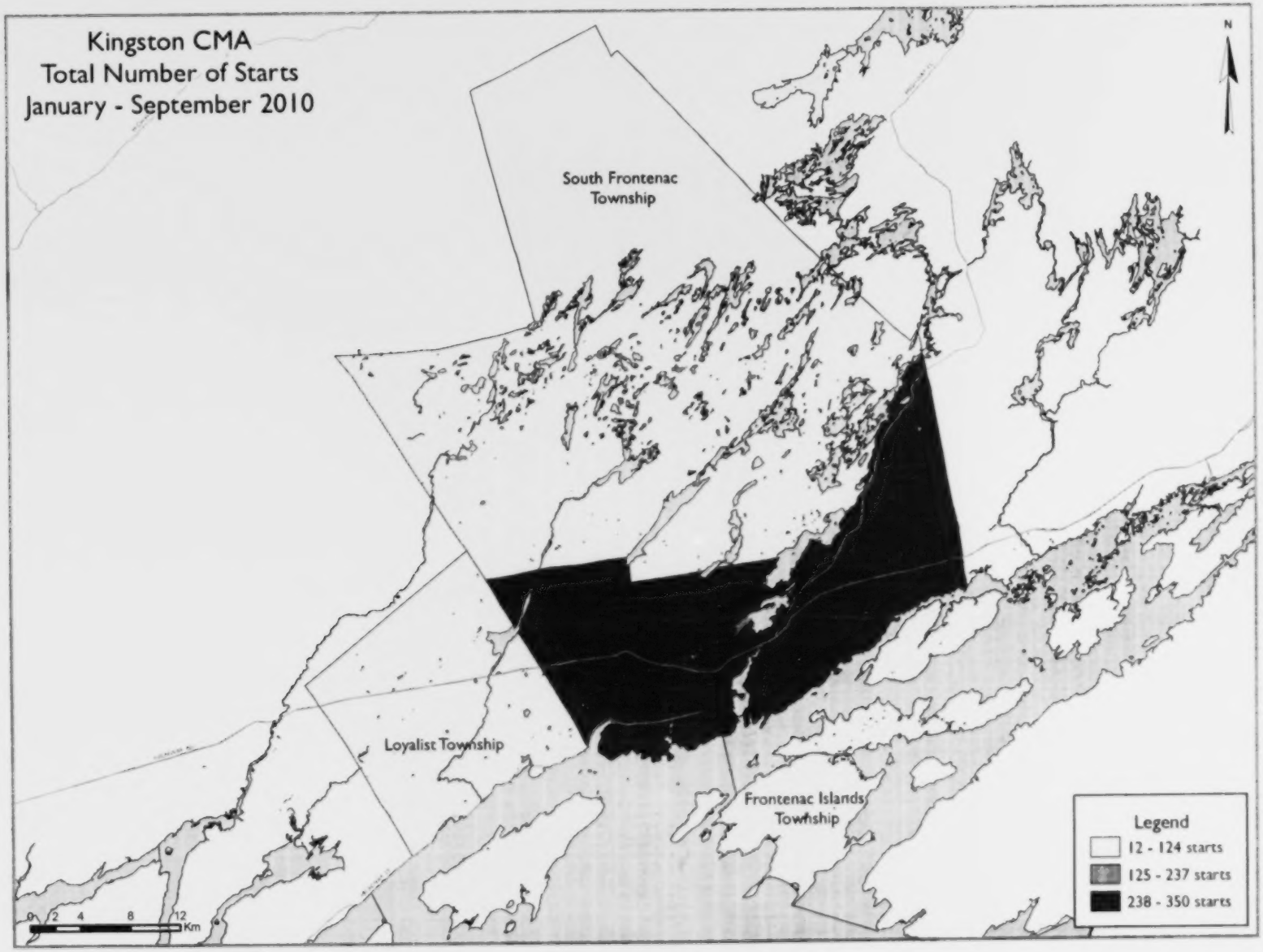

Kingston CMA
Number of Starts (Multiples)
Third Quarter 2010
N
South Frontenac Township
Kingston City
Kingston City
Loyalist Township
Frontenac Islands Township
Legend
No starts
77 starts
0 2 4 8 12 Km


Kingston CMA
Number of Starts (Singles)
Third Quarter 2010
South Frontenac Township
Loyalist Township
Frontenac Islands Township
N
0 2 4 8 12 Km
Legend
5 - 34 starts
35 - 63 starts
64 - 93 starts


Kingston CMA
Total Number of Starts
Third Quarter 2010
N
South Frontenac Township
Loyalist Township
Frontenac Islands Township
Legend
5 - 60 starts
61 - 115 starts
116 - 170 starts
0 2 4 8 12
Km


Kingston CMA
Number of Starts (Multiples)
January - September 2010
N
South Frontenac Township
Kingston City
Kingston City
Loyalist Township
Frontenac Islands Township
Legend
No starts
91 starts
0 2 4 8 12 Km


Kingston CMA
Number of Starts (Singles)
January - September 2010
N
South Frontenac Township
Loyalist Township
Frontenac Islands Township
Legend
12 - 94 starts
95 - 176 starts
177 - 259 starts
0 2 4 8 12 Km


Kingston CMA
Total Number of Starts
January - September 2010
N
South Frontenac Township
Loyalist Township
Frontenac Islands Township
Legend
12 - 124 starts
125 - 237 starts
238 - 350 starts
0 2 4 8 12
Km

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4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Kingston CMA
Third Quarter 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q3 2010	135	0	7	0	0	0	0	70	212
Q3 2009	171	2	4	0	0	0	0	0	177
% Change	-21.1	-100.0	75.0	n/a	n/a	n/a	n/a	n/a	19.8
Year-to-date 2010	381	6	7	0	0	0	4	70	472
Year-to-date 2009	319	6	26	0	0	0	0	116	467
% Change	19.4	0.0	-73.1	n/a	n/a	n/a	n/a	-39.7	1.1
UNDER CONSTRUCTION									
Q3 2010	202	4	7	0	0	0	4	0	221
Q3 2009	204	4	30	0	0	0	3	153	394
% Change	-1.0	0.0	-76.7	n/a	n/a	n/a	33.3	-100.0	-43.9
COMPLETIONS									
Q3 2010	145	8	26	0	0	0	5	288	472
Q3 2009	128	4	0	0	0	0	0	0	132
% Change	13.3	100.0	n/a	n/a	n/a	n/a	n/a	n/a	**
Year-to-date 2010	352	12	36	0	5	0	9	331	745
Year-to-date 2009	323	30	5	0	0	0	9	0	367
% Change	9.0	-60.0	**	n/a	n/a	n/a	0.0	n/a	103.0
COMPLETED & NOT ABSORBED									
Q3 2010	17	0	0	0	0	0	0	95	112
Q3 2009	23	1	1	0	0	0	0	0	25
% Change	-26.1	-100.0	-100.0	n/a	n/a	n/a	n/a	n/a	**
ABSORBED									
Q3 2010	143	8	29	0	3	0	6	169	358
Q3 2009	127	9	2	0	0	0	0	0	138
% Change	12.6	-11.1	**	n/a	n/a	n/a	n/a	n/a	159.4
Year-to-date 2010	363	17	36	0	5	0	10	169	600
Year-to-date 2009	331	33	11	0	0	20	9	130	534
% Change	9.7	-48.5	**	n/a	n/a	-100.0	11.1	30.0	12.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
Third Quarter 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Frontenac Islands Township									
Q3 2010	5	0	0	0	0	0	0	0	5
Q3 2009	0	0	0	0	0	0	0	0	0
Kingston City									
Q3 2010	93	0	7	0	0	0	0	70	170
Q3 2009	110	0	4	0	0	0	0	0	114
Loyalist Township									
Q3 2010	20	0	0	0	0	0	0	0	20
Q3 2009	26	2	0	0	0	0	0	0	28
South Frontenac Township									
Q3 2010	17	0	0	0	0	0	0	0	17
Q3 2009	35	0	0	0	0	0	0	0	35
Kingston CMA									
Q3 2010	135	0	7	0	0	0	0	70	212
Q3 2009	171	2	4	0	0	0	0	0	177
UNDER CONSTRUCTION									
Frontenac Islands Township									
Q3 2010	11	0	0	0	0	0	0	0	11
Q3 2009	1	0	0	0	0	0	0	0	1
Kingston City									
Q3 2010	104	2	7	0	0	0	4	0	121
Q3 2009	109	2	30	0	0	0	3	153	297
Loyalist Township									
Q3 2010	37	2	0	0	0	0	0	0	39
Q3 2009	38	2	0	0	0	0	0	0	40
South Frontenac Township									
Q3 2010	50	0	0	0	0	0	0	0	50
Q3 2009	56	0	0	0	0	0	0	0	56
Kingston CMA									
Q3 2010	202	4	7	0	0	0	4	0	221
Q3 2009	204	4	30	0	0	0	3	153	394

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
Third Quarter 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Frontenac Islands Township									
Q3 2010	2	0	0	0	0	0	0	0	2
Q3 2009	0	0	0	0	0	0	0	0	0
Kingston City									
Q3 2010	110	8	26	0	0	0	5	288	437
Q3 2009	104	4	0	0	0	0	0	0	108
Loyalist Township									
Q3 2010	21	0	0	0	0	0	0	0	21
Q3 2009	12	0	0	0	0	0	0	0	12
South Frontenac Township									
Q3 2010	12	0	0	0	0	0	0	0	12
Q3 2009	12	0	0	0	0	0	0	0	12
Kingston CMA									
Q3 2010	145	8	26	0	0	0	5	288	472
Q3 2009	128	4	0	0	0	0	0	0	132
COMPLETED & NOT ABSORBED									
Frontenac Islands Township									
Q3 2010	0	0	0	0	0	0	0	0	0
Q3 2009	0	0	0	0	0	0	0	0	0
Kingston City									
Q3 2010	14	0	0	0	0	0	0	95	109
Q3 2009	22	1	1	0	0	0	0	0	24
Loyalist Township									
Q3 2010	3	0	0	0	0	0	0	0	3
Q3 2009	0	0	0	0	0	0	0	0	0
South Frontenac Township									
Q3 2010	0	0	0	0	0	0	0	0	0
Q3 2009	1	0	0	0	0	0	0	0	1
Kingston CMA									
Q3 2010	17	0	0	0	0	0	0	95	112
Q3 2009	23	1	1	0	0	0	0	0	25

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
Third Quarter 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Frontenac Islands Township									
Q3 2010	2	0	0	0	0	0	0	0	2
Q3 2009	0	0	0	0	0	0	0	0	0
Kingston City									
Q3 2010	107	8	29	0	3	0	6	169	322
Q3 2009	103	9	2	0	0	0	0	0	114
Loyalist Township									
Q3 2010	21	0	0	0	0	0	0	0	21
Q3 2009	13	0	0	0	0	0	0	0	13
South Frontenac Township									
Q3 2010	13	0	0	0	0	0	0	0	13
Q3 2009	11	0	0	0	0	0	0	0	11
Kingston CMA									
Q3 2010	143	8	29	0	3	0	6	169	358
Q3 2009	127	9	2	0	0	0	0	0	138

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Kingston CMA 2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	432	20	32	0	5	0	4	224	717
% Change	-20.9	-58.3	10.3	n/a	n/a	n/a	-66.7	**	6.7
2008	546	48	29	0	0	0	12	37	672
% Change	-9.0	200.0	-64.6	n/a	n/a	n/a	**	-79.3	-23.6
2007	600	16	82	0	0	0	3	179	880
% Change	24.7	-38.5	-3.5	n/a	n/a	n/a	-40.0	-51.8	-9.1
2006	481	26	85	0	0	0	5	371	968
% Change	-19.6	-23.5	174.2	n/a	n/a	n/a	n/a	**	41.7
2005	598	34	31	0	0	0	0	20	683
% Change	-14.7	54.5	19.2	n/a	-100.0	n/a	n/a	-82.9	-21.7
2004	701	22	26	0	6	0	0	117	872
% Change	-2.4	-75.6	-52.7	n/a	n/a	n/a	n/a	-56.3	-22.9
2003	718	90	55	0	0	0	0	268	1,131
% Change	-7.4	181.3	**	n/a	n/a	n/a	n/a	n/a	39.6
2002	775	32	3	0	0	0	0	0	810
% Change	44.3	100.0	-89.7	n/a	n/a	n/a	n/a	-100.0	14.6
2001	537	16	29	0	0	0	0	125	707
% Change	7.4	-48.4	-25.6	n/a	n/a	-100.0	n/a	**	7.3
2000	500	31	39	0	0	81	0	8	659

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Third Quarter 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009	% Change
Frontenac Islands Township	5	0	0	0	0	0	0	0	5	0	n/a
Kingston City	93	110	0	0	7	4	70	0	170	114	49.1
Loyalist Township	20	26	0	2	0	0	0	0	20	28	-28.6
South Frontenac Township	17	35	0	0	0	0	0	0	17	35	-51.4
Kingston CMA	135	171	0	2	7	4	70	0	212	177	19.8

Table 2.1: Starts by Submarket and by Dwelling Type
January - September 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Frontenac Islands Township	12	2	0	0	0	0	0	0	12	2	**
Kingston City	259	222	6	4	15	26	70	116	350	368	-4.9
Loyalist Township	70	50	0	2	0	0	0	0	70	52	34.6
South Frontenac Township	40	45	0	0	0	0	0	0	40	45	-11.1
Kingston CMA	381	319	6	6	15	26	70	116	472	467	1.1

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Third Quarter 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009
Frontenac Islands Township	0	0	0	0	0	0	0	0
Kingston City	7	4	0	0	0	0	70	0
Loyalist Township	0	0	0	0	0	0	0	0
South Frontenac Township	0	0	0	0	0	0	0	0
Kingston CMA	**7**	**4**	**0**	**0**	**0**	**0**	**70**	**0**

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - September 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Frontenac Islands Township	0	0	0	0	0	0	0	0
Kingston City	7	26	4	0	0	0	70	116
Loyalist Township	0	0	0	0	0	0	0	0
South Frontenac Township	0	0	0	0	0	0	0	0
Kingston CMA	**7**	**26**	**4**	**0**	**0**	**0**	**70**	**116**

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Third Quarter 2010

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009
Frontenac Islands Township	5	0	0	0	0	0	5	0
Kingston City	100	114	0	0	70	0	170	114
Loyalist Township	20	28	0	0	0	0	20	28
South Frontenac Township	17	35	0	0	0	0	17	35
Kingston CMA	142	177	0	0	70	0	212	177

Table 2.5: Starts by Submarket and by Intended Market
January - September 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Frontenac Islands Township	12	2	0	0	0	0	12	2
Kingston City	272	252	0	0	74	116	350	368
Loyalist Township	70	52	0	0	0	0	70	52
South Frontenac Township	40	45	0	0	0	0	40	45
Kingston CMA	394	351	0	0	74	116	472	467

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Third Quarter 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009	% Change
Frontenac Islands Township	2	0	0	0	0	0	0	0	2	0	n/a
Kingston City	110	104	10	4	29	0	288	0	437	108	**
Loyalist Township	21	12	0	0	0	0	0	0	21	12	75.0
South Frontenac Township	12	12	0	0	0	0	0	0	12	12	0.0
Kingston CMA	145	128	10	4	29	0	288	0	472	132	**

Table 3.1: Completions by Submarket and by Dwelling Type
January - September 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Frontenac Islands Township	10	6	0	0	0	0	0	0	10	6	66.7
Kingston City	246	257	14	30	48	14	331	0	639	301	112.3
Loyalist Township	53	32	0	0	0	0	0	0	53	32	65.6
South Frontenac Township	43	28	0	0	0	0	0	0	43	28	53.6
Kingston CMA	352	323	14	30	48	14	331	0	745	367	103.0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Third Quarter 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009
Frontenac Islands Township	0	0	0	0	0	0	0	0
Kingston City	26	0	3	0	0	0	288	0
Loyalist Township	0	0	0	0	0	0	0	0
South Frontenac Township	0	0	0	0	0	0	0	0
Kingston CMA	**26**	**0**	**3**	**0**	**0**	**0**	**288**	**0**

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Frontenac Islands Township	0	0	0	0	0	0	0	0
Kingston City	41	5	7	9	0	0	331	0
Loyalist Township	0	0	0	0	0	0	0	0
South Frontenac Township	0	0	0	0	0	0	0	0
Kingston CMA	**41**	**5**	**7**	**9**	**0**	**0**	**331**	**0**

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Third Quarter 2010

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009
Frontenac Islands Township	2	0	0	0	0	0	2	0
Kingston City	144	108	0	0	293	0	437	108
Loyalist Township	21	12	0	0	0	0	21	12
South Frontenac Township	12	12	0	0	0	0	12	12
Kingston CMA	179	132	0	0	293	0	472	132

Table 3.5: Completions by Submarket and by Intended Market
January - September 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Frontenac Islands Township	10	6	0	0	0	0	10	6
Kingston City	294	292	5	0	340	9	639	301
Loyalist Township	53	32	0	0	0	0	53	32
South Frontenac Township	43	28	0	0	0	0	43	28
Kingston CMA	400	358	5	0	340	9	745	367

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Third Quarter 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $249,999		$250,000 - $299,999		$300,000 - $349,999		$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Frontenac Islands Township													
Q3 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Q3 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	2	33.3	2	33.3	1	16.7	0	0.0	1	16.7	6	--	--
Kingston City													
Q3 2010	0	0.0	13	17.1	57	75.0	3	3.9	3	3.9	76	274,300	274,511
Q3 2009	5	6.2	11	13.6	53	65.4	11	13.6	1	1.2	81	280,460	270,998
Year-to-date 2010	1	0.6	30	16.9	108	61.0	20	11.3	18	10.2	177	272,400	284,312
Year-to-date 2009	15	6.3	35	14.8	145	61.2	34	14.3	8	3.4	237	282,416	276,655
Loyalist Township													
Q3 2010	0	0.0	7	53.8	6	46.2	0	0.0	0	0.0	13	244,900	253,241
Q3 2009	1	8.3	2	16.7	8	66.7	0	0.0	1	8.3	12	262,500	267,492
Year-to-date 2010	0	0.0	15	57.7	11	42.3	0	0.0	0	0.0	26	244,900	252,605
Year-to-date 2009	5	13.2	11	28.9	15	39.5	4	10.5	3	7.9	38	257,500	265,918
South Frontenac Township													
Q3 2010	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
Q3 2009	0	0.0	1	50.0	0	0.0	1	50.0	0	0.0	2	--	--
Year-to-date 2010	1	25.0	2	50.0	1	25.0	0	0.0	0	0.0	4	--	--
Year-to-date 2009	3	16.7	6	33.3	4	22.2	4	22.2	1	5.6	18	245,000	246,711
Kingston CMA													
Q3 2010	1	1.1	21	23.1	63	69.2	3	3.3	3	3.3	91	270,800	270,050
Q3 2009	6	6.3	14	14.7	61	64.2	12	12.6	2	2.1	95	279,000	270,429
Year-to-date 2010	2	1.0	47	22.7	120	58.0	20	9.7	18	8.7	207	269,840	279,037
Year-to-date 2009	25	8.4	54	18.1	165	55.2	42	14.0	13	4.3	299	278,200	272,769

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Third Quarter 2010						
Submarket	**Q3 2010**	**Q3 2009**	**% Change**	**YTD 2010**	**YTD 2009**	**% Change**
Frontenac Islands Township	--	--	n/a	--	--	n/a
Kingston City	274,511	270,998	1.3	284,312	276,655	2.8
Loyalist Township	253,241	267,492	-5.3	252,605	265,918	-5.0
South Frontenac Township	--	--	n/a	--	246,711	n/a
Kingston CMA	270,050	270,429	-0.1	279,037	272,769	2.3

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Kingston
Third Quarter 2010

		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to-New Listings SA	Average Price ($)	Yr/Yr %	Average Price ($) SA
2009	January	115	-24.8	255	471	469	54.4	213,079	-7.3	197,241
	February	184	-24.3	259	473	500	51.8	231,014	2.1	233,644
	March	262	1.6	271	747	604	44.9	222,552	2.3	228,191
	April	383	-5.7	281	747	532	52.8	243,200	-1.1	237,308
	May	438	-12.9	246	667	517	47.6	249,461	2.5	268,497
	June	450	6.6	310	666	536	57.8	247,279	2.5	231,046
	July	380	3.0	289	547	494	58.5	247,896	4.6	241,018
	August	273	-13.6	267	492	541	49.4	258,190	11.6	254,973
	September	252	-18.2	265	513	519	51.1	241,989	5.0	236,242
	October	233	5.9	296	403	500	59.2	239,508	8.4	252,886
	November	236	49.4	316	336	528	59.8	248,962	0.5	254,499
	December	171	46.2	322	197	519	62.0	236,629	3.8	270,423
2010	January	160	39.1	308	513	540	57.0	224,435	5.3	240,860
	February	218	18.5	299	489	522	57.3	235,380	1.9	245,964
	March	319	21.8	311	699	534	58.2	236,567	6.3	247,419
	April	449	17.2	323	787	549	58.8	262,437	7.9	243,449
	May	395	-9.8	242	747	557	43.4	258,133	3.5	267,436
	June	390	-13.3	256	583	490	52.2	262,368	6.1	258,771
	July	254	-33.2	198	516	499	39.7	249,798	0.8	272,542
	August	249	-8.8	243	458	490	49.6	248,436	-3.8	241,921
	September	219	-13.1	244	494	509	47.9	262,287	8.4	244,878
	October									
	November									
	December									
	Q3 2009	**905**	**-8.9**		**1,552**			**249,356**	**6.9**	
	Q3 2010	**722**	**-20.2**		**1,468**			**253,117**	**1.5**	
	YTD 2009	**2,737**	**-8.1**		**5,323**			**242,847**	**3.0**	
	YTD 2010	**2,653**	**-3.1**		**5,286**			**251,624**	**3.6**	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA (MLS®)

Table 6: Economic Indicators
Third Quarter 2010

		Interest Rates			NHPI, Total, 1997=100 (Ont.)	CPI, 2002 =100 (Ont.)	Kingston Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	146.60	112.40	79.9	5.3	67.0	794
	February	627	5.00	5.79	146.60	113.10	79.6	5.6	66.8	782
	March	613	4.50	5.55	146.20	113.70	79.0	6.0	66.6	765
	April	596	3.90	5.25	145.50	113.20	77.8	6.2	65.6	761
	May	596	3.90	5.25	145.10	114.00	76.7	6.3	64.8	758
	June	631	3.75	5.85	145.10	114.20	76.1	6.2	64.2	765
	July	631	3.75	5.85	145.30	113.70	75.7	6.3	63.9	774
	August	631	3.75	5.85	145.40	113.70	76.1	6.3	64.2	792
	September	610	3.70	5.49	146.10	113.80	77.3	6.5	65.3	807
	October	630	3.80	5.84	146.50	113.90	78.9	6.3	66.6	810
	November	616	3.60	5.59	147.20	114.60	80.0	6.5	67.7	800
	December	610	3.60	5.49	148.00	114.10	80.1	6.0	67.5	781
2010	January	610	3.60	5.49	148.70	114.50	79.8	5.9	67.1	778
	February	604	3.60	5.39	148.20	115.10	77.9	5.8	65.4	776
	March	631	3.60	5.85	148.50	115.30	76.9	6.0	64.7	792
	April	655	3.80	6.25	148.80	115.70	76.0	5.9	63.9	801
	May	639	3.70	5.99	149.50	116.20	76.6	5.5	64.2	810
	June	633	3.60	5.89	149.90	116.00	75.7	5.8	63.6	818
	July	627	3.50	5.79	149.80	117.00	75.5	5.4	63.1	823
	August	604	3.30	5.39	150.10	117.00	75.1	5.7	62.9	831
	September	604	3.30	5.39		117.10	74.9	5.5	62.7	840
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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